179.0	0002	0012.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	729,400 /	729,400
					USE VALUE:	729,400 /	729,400
					ASSESSED:	729,400 /	729,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
219		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLAKE SCOTT R	
Owner 2:	KOHLER MARGARET F	
Owner 3:		
Street 1:	219 SYLVIA STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	BLAKE SCOTT R -
Owner 2:	KOHLER MARGARET F -
Street 1:	219 SYLVIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,366 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1664 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7366.000	280,700		448,700	729,400
Total Card	0.169	280,700		448,700	729,400
Total Parcel	0.169	280,700		448,700	729,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.34 | /Parcel: 438.3

Legal Description

User Acct 121344

GIS Ref

GIS Ref

Insp Date 08/29/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0002-0012.0

!14062!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	280,700	0	7,366.	448,700	729,400	729,400	Year End Roll	12/18/2019
2019	101	FV	224,900	0	7,366.	442,300	667,200	667,200	Year End Roll	1/3/2019
2018	101	FV	225,700	0	7,366.	339,700	565,400	565,400	Year End Roll	12/20/2017
2017	101	FV	225,700	0	7,366.	320,500	546,200	546,200	Year End Roll	1/3/2017
2016	101	FV	225,700	0	7,366.	294,900	520,600	520,600	Year End	1/4/2016
2015	101	FV	211,700	0	7,366.	275,600	487,300	487,300	Year End Roll	12/11/2014
2014	101	FV	211,700	0	7,366.	253,800	465,500	465,500	Year End Roll	12/16/2013
2013	101	FV	202,400	0	7,366.	253,800	456,200	456,200		12/13/2012

PRINT

Date	Time
12/11/20	03:56:38

LAST REV

Date	Time
09/10/18	15:01:14

apro

PAT ACCT. 14062

USER DEFINED

Prior Id # 1:	121344
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCARRON MARGAR	31507-235		6/8/2000		247,000	No	No		
	15838-215		10/1/1984		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/2013	574	Addition	65,000	C				
6/4/2009	439	New Wind	2,400					
7/11/2007	551	Dormers	7,000			G9	GR FY09	INTERIOR FINISH
6/7/2007	416	Dormers	27,000			G9	GR FY09	REAR SHED DORMER
4/30/2004	302	Siding	8,400			G6	GR FY06	VINYL
4/17/2001	208	Re-Roof	3,600	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2018	Inspected	BS	Barbara S
7/19/2018	MEAS&NOTICE	BS	Barbara S
7/12/2013	Meas/Inspect	JBS	JOHN S
5/30/2013	Info Fm Prmt	EMK	Ellen K
10/24/2008	Meas/Inspect	189	PATRIOT
3/12/2005	External Ins	BR	B Rossignol
3/10/2005	Permit Visit	BR	B Rossignol
8/30/2000	MLS	MM	Mary M
1/18/2000	Inspected	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7366		Sq. Ft.	Site		0	70.	0.87	6									448,687						448,700	

Total AC/HA: 0.16910 | Total SF/SM: 7366 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 448,687 | Spl Credit | Total: 448,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.28100955
Const Adj.:	0.99989998
Adj $ / SQ:	134.493
Other Features:	90000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344783
Depreciation:	64130
Depreciated Total:	280653

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

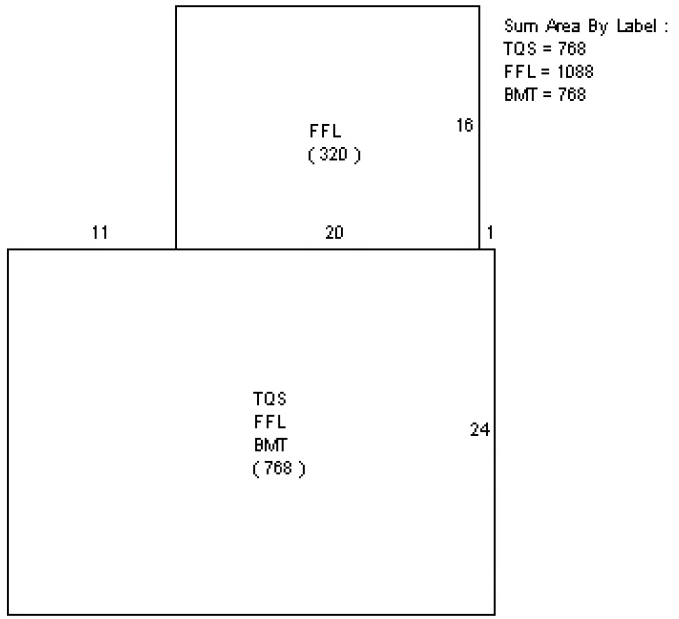
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.49
Special Features:	0	Val/Su Net:	115.42
Final Total:	280700	Val/Su SzAd	168.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,088	134.490	146,328
BMT	Basement	768	40.350	30,987
TQS	3/4 Story	576	134.490	77,468
	Net Sketched Area:	2,432	Total:	254,783
Size Ad	1664	Gross Are	2624	FinArea 1664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: